

Downtown Greenville Shallow Bay Industrial

±10,228 up to ±218,514 SF Available

1533 Buncombe Road
Greenville, SC 29601
Site #2510

Lease Rate: \$5.00 - \$7.00 PSF NNN

Click to View Property Video

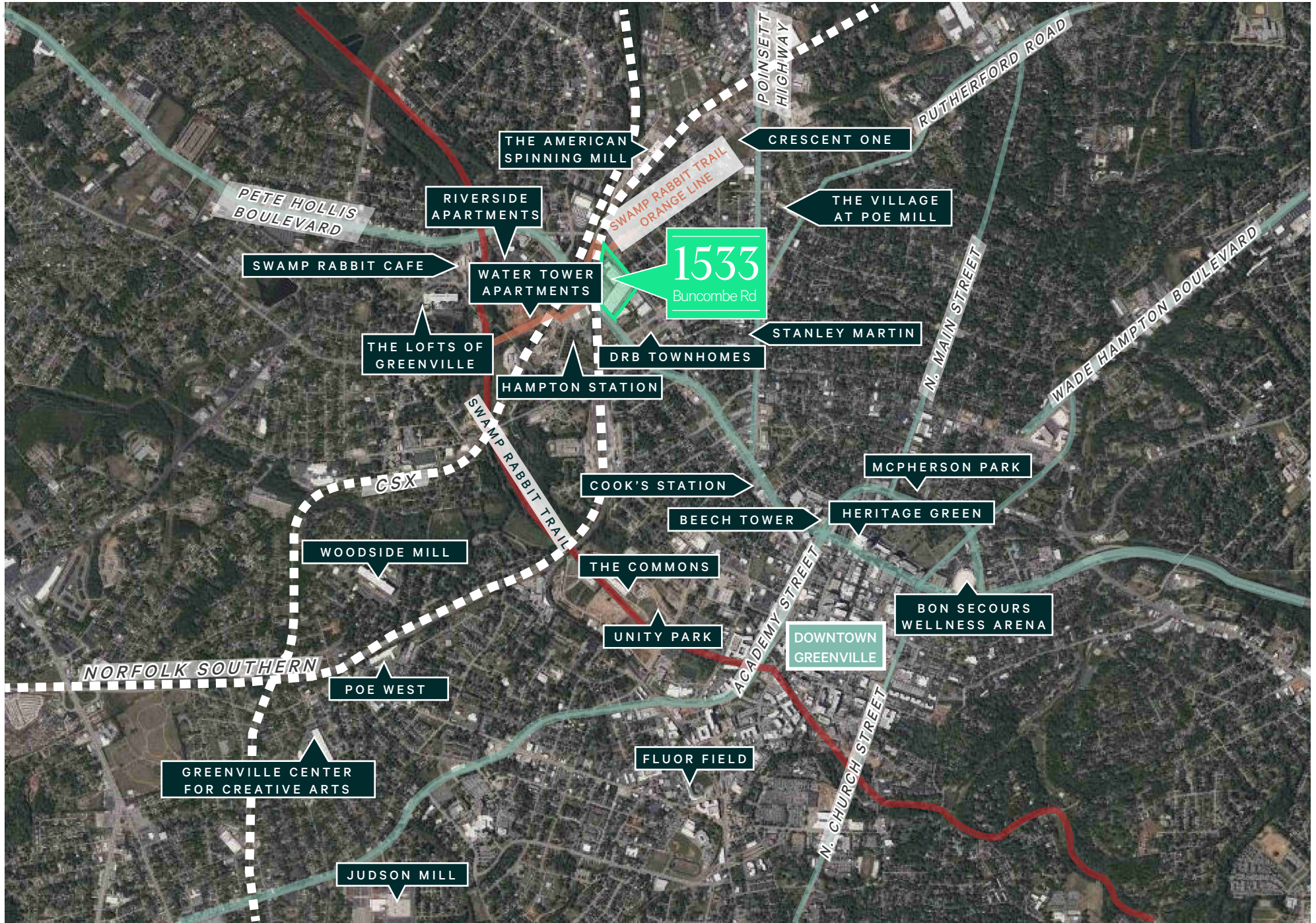


- + 21 Column-free bays from ±10,228 to ±10,488 SF per bay
- + ±2,142 SF Covered staging area per bay
- + Clear Height: 15'5" - 17'5"
- + Duke Energy: 9000 amps, 480 volt
- + Potential Uses: Flex/warehouse, creative office, destination/experiential retail, personal storage
- + Signage visibility on Pete Hollis Boulevard, Buncombe Road & Pickney Street
- + New outdoor lighting installed
- + Site is fully fenced and secured
- + Zoned: Greenville County | I-1
- + Located in an Opportunity Zone
- + 1.2 Miles to Downtown Greenville



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For Lease

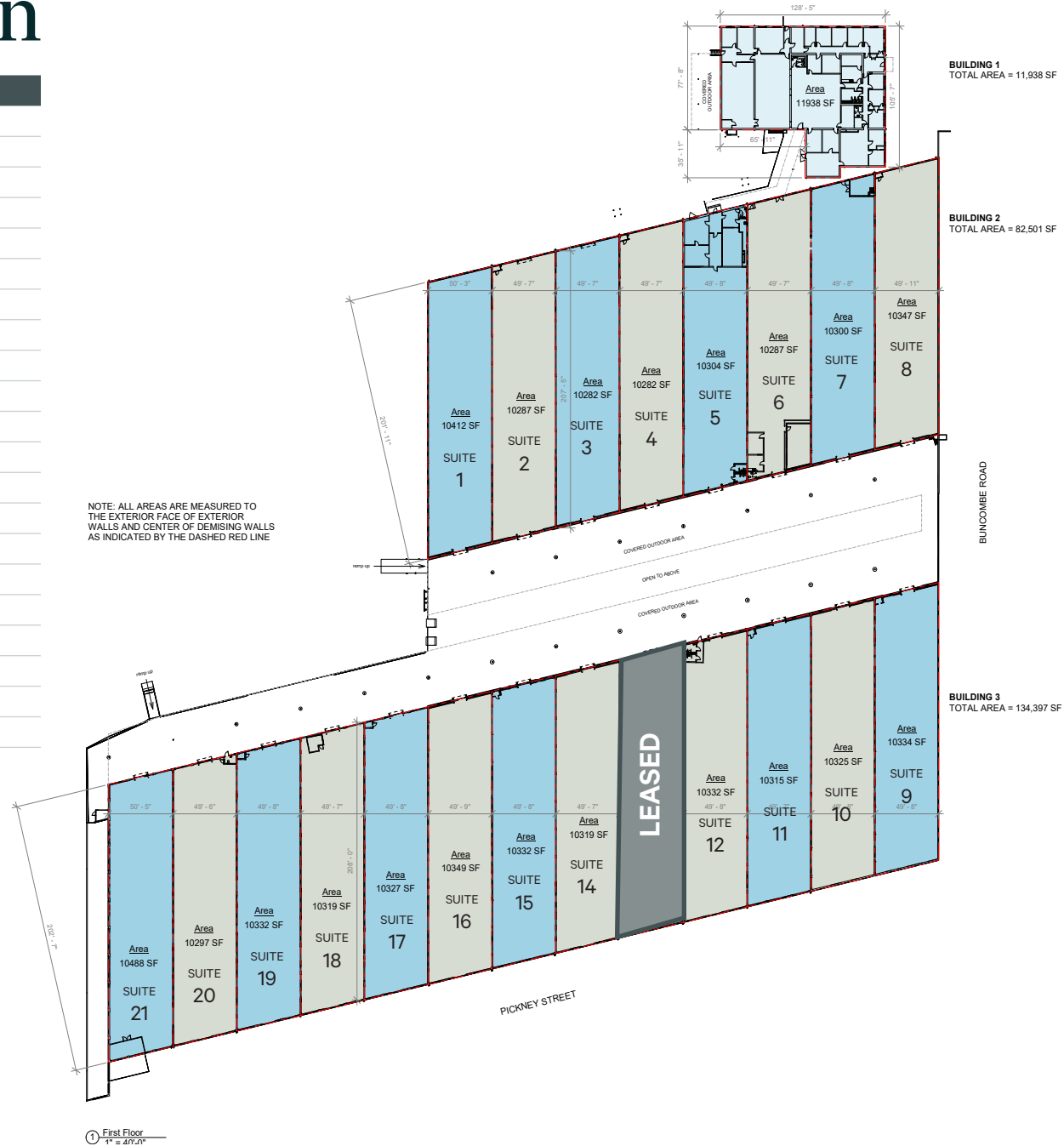
Property Details

- + 10,228 SF up to 218,514 SF Available
- + 21 Column-Free Bays from ±10,228 to ±10,488 SF per bay
- + Column-free clear span in each bay
- + ±2,142 SF Covered staging area per bay
- + 6 Dock doors, 5 with levelers + room to add more
- + 2 Drive-in doors
- + Office: Up to ±12,000 SF
- + Clear Height: 15'5" - 17'5"
- + Sprinkler: Ordinary Hazard - Dry
- + Duke Energy: 9000 amps, 480 volt
- + Potential Uses: Flex/warehouse, creative office, destination/experiential retail, personal storage unit
- + Signage visibility on Pete Hollis Boulevard, Buncombe Road & Pickney Street
- + Exterior Lighting: ±9.48 acres has complete entire perimeter & Interior courtyard has new LED Lighting
- + Site is fully fenced and secured
- + Property Size: 9.48 Acres
- + Zoned: Greenville County | I-1
- + Parcel ID: 0150000100100
- + Located in an Opportunity Zone
- + ***New Ownership- functional and cosmetic improvements complete***



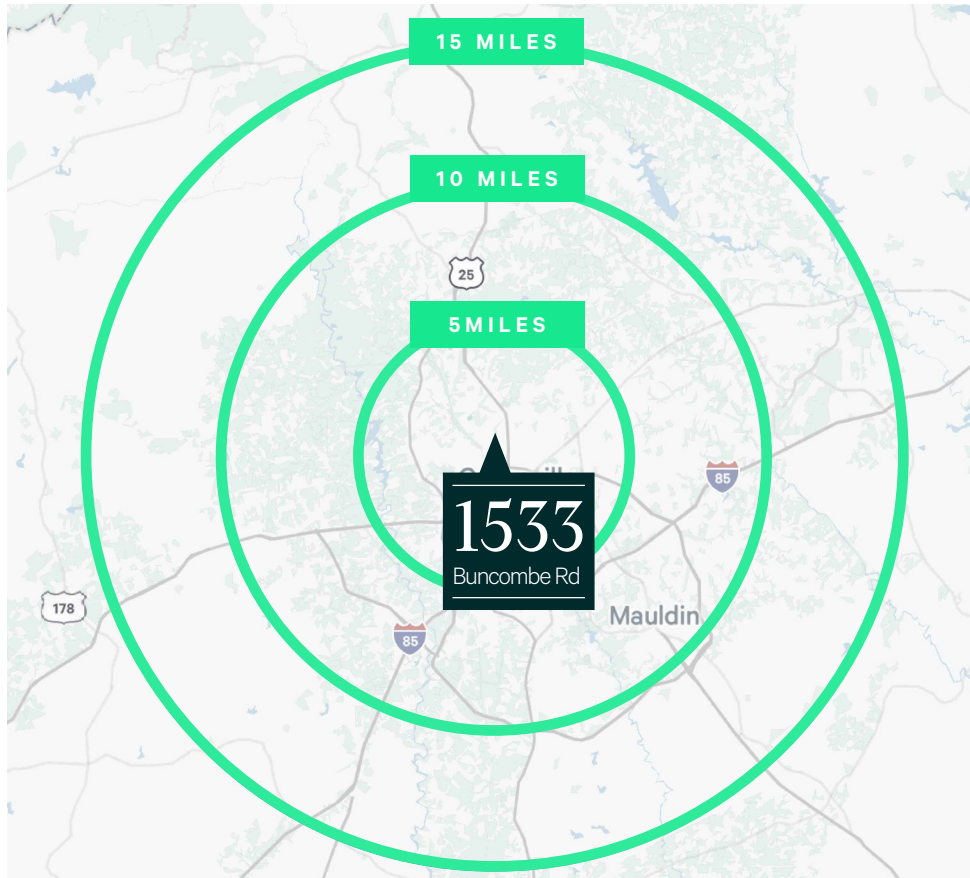
Floor Plan

Suite	SF
1	10,412 SF
2	10,287 SF
3	10,282 SF
4	10,262 SF
5	10,304 SF
6	10,287 SF
7	10,300 SF
8	10,347 SF
9	10,334 SF
10	10,325 SF
11	10,315 SF
12	10,332 SF
13	LEASED
14	10,319 SF
15	10,332 SF
16	10,349 SF
17	10,327 SF
18	10,319 SF
19	10,332 SF
20	10,297 SF
21	10,488 SF



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For Lease



DEMOGRAPHIC COMPREHENSIVE **5 MILES** **10 MILES** **15 MILES**

POPULATION			
2024 Population	163,198	396,344	640,788
5-Yr Projected Population Growth Rate	1.19%	1.10%	1.09%
Daytime Population	209,973	464,318	682,606
Businesses	9,293	18,266	24,319
HOUSEHOLD INCOME			
Avg HH Income	\$95,634	\$99,238	\$101,902
Median HH Income	\$60,736	\$69,982	\$74,434
EDUCATION			
Bachelor's Degree or Higher	28,518	71,267	111,559
Labor Force	81,625	200,120	321,540

LOCATION **DISTANCE**

Downtown Greenville	1.4 Miles
I-385	2.3 Miles
I-185	4.4 Miles
I-85	6.9 Miles
GSP International Airport	14.6 Miles
BMW	15.8 Miles
Inland Port Greer	18.0 Miles
Downtown Spartanburg	31.8 Miles
Downtown Charlotte	104 Miles
Port of Charleston	215 Miles

Contact Us

Campbell Lewis, SIOR
Senior Vice President
+1 864 527 6041
campbell.lewis@cbre.com

Blaine Hart, SIOR
Senior Vice President
+1 864 934 5165
blaine.hart@cbre.com

Marcus Cornelius, SIOR
Senior Vice President
+1 864 527 6081
marcus.cornelius@cbre.com

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